

For Lease

6,000 SF Professional Office Space Near Downtown Elkhart, IN

Virtual Tour



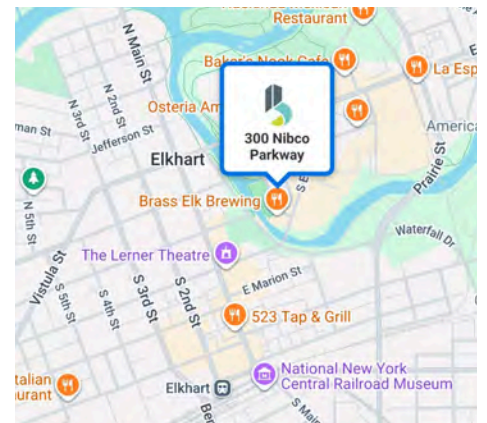
300 Nibco Parkway

Elkhart, IN, 46516

Highlights

- 6,000 SF move-in ready professional office space with multiple private offices, conference rooms, & in-suite restrooms
- Well maintained 18,000 SF professional office building in downtown Elkhart on the River Walk
- 24 private parking space with additional city parking located in front of the building
- Nearby the Riverbend Building with tenants including: Patrick Industries, Lack City Bank, Community Foundation of Elkhart County, & welmpact
- Controlled access to the third floor via elevator
- Estimated NNN Expenses: \$6.00/SF/YR

Lease Rate	\$21.00 SF/YR (NNN)
Available SF	6,000 SF
Building Size	18,000 SF

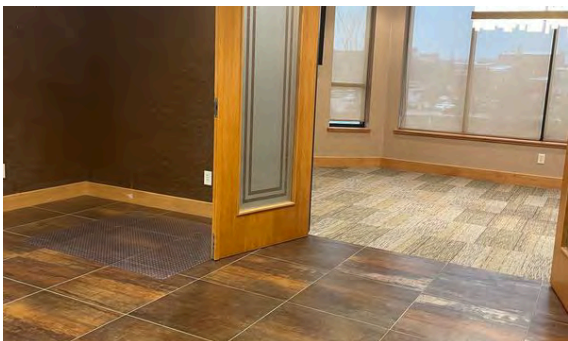
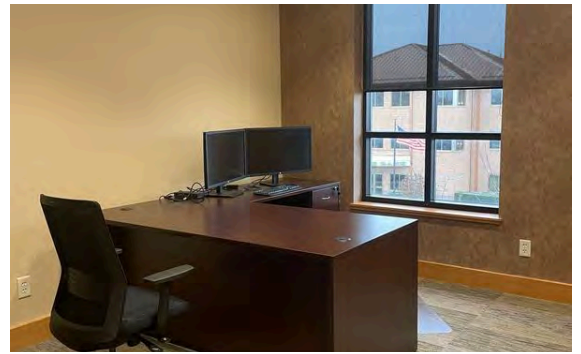


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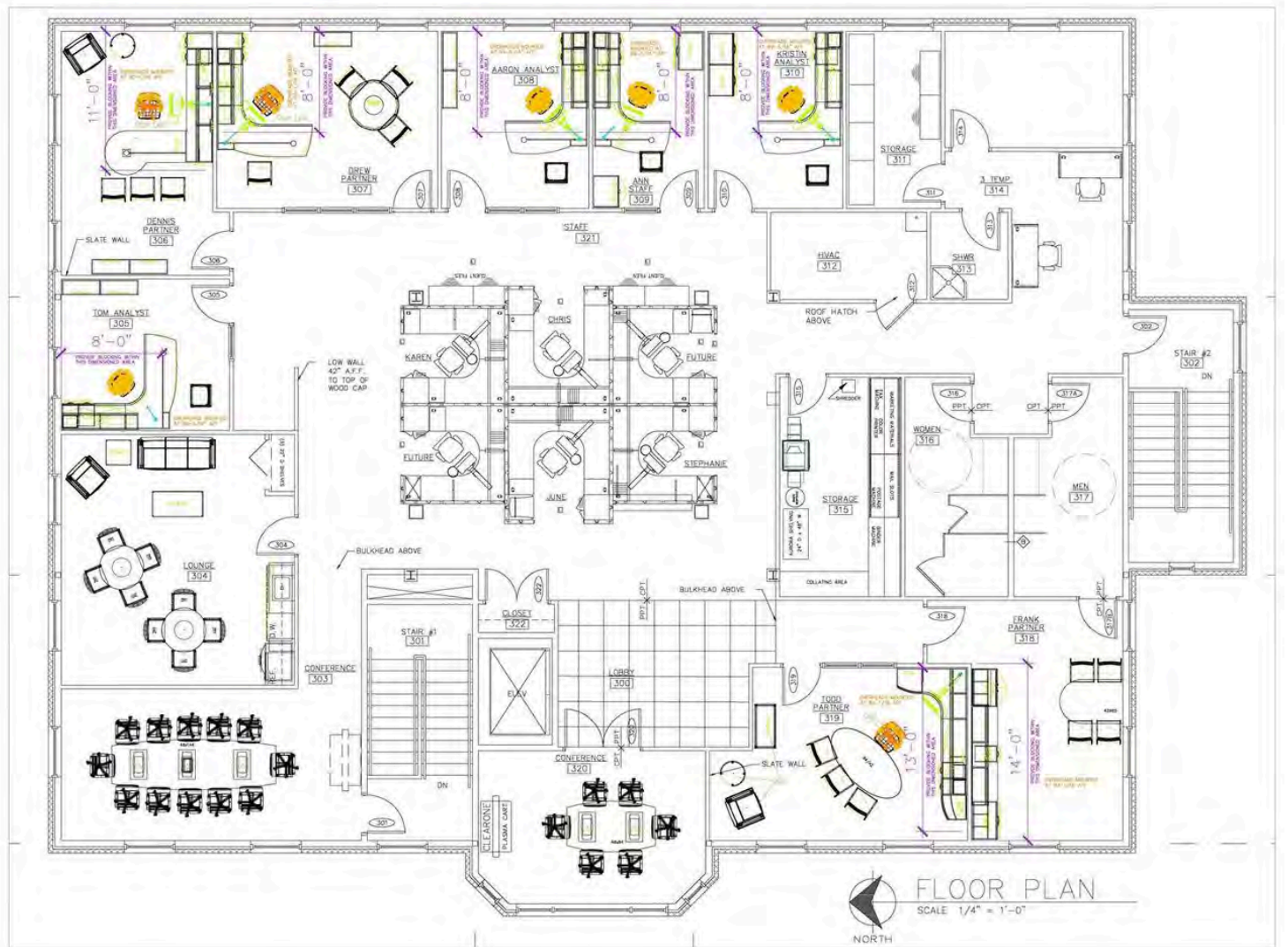
Photos

300 Nibco Parkway, Elkhart, IN 46516



Site Plan

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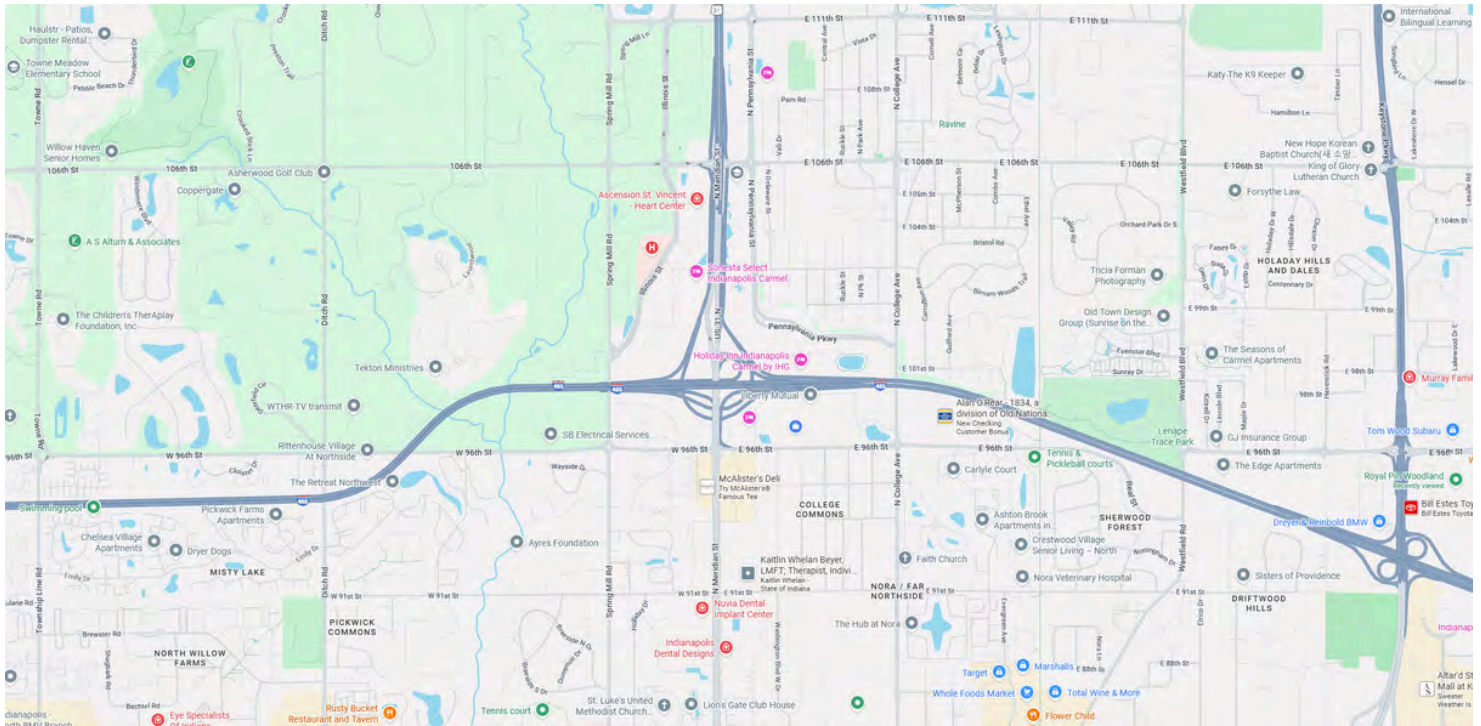
Aerial Map

300 Nibco Parkway, Elkhart, IN 46516



Demographics

300 Nibco Parkway, Elkhart, IN 46516



Demographics

	3 Miles	5 Miles	10 Miles
Total Population	61,130	96,540	194,191
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40
Total Households	23,054	36,602	72,468
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$67,025	\$75,324	\$88,555
Average House Value	\$186,339	\$213,235	\$241,001

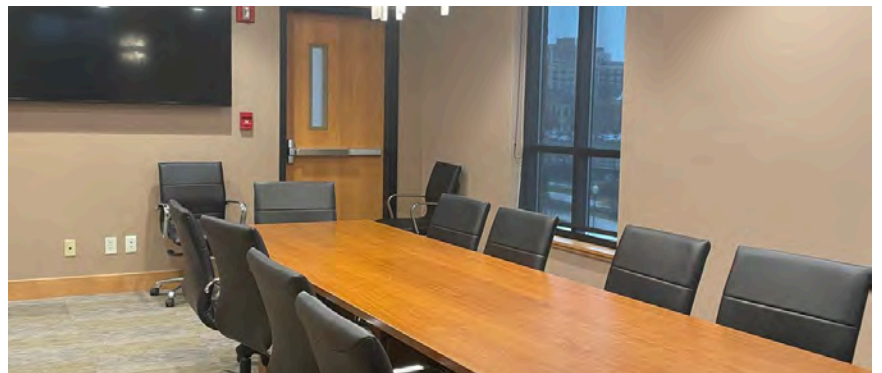
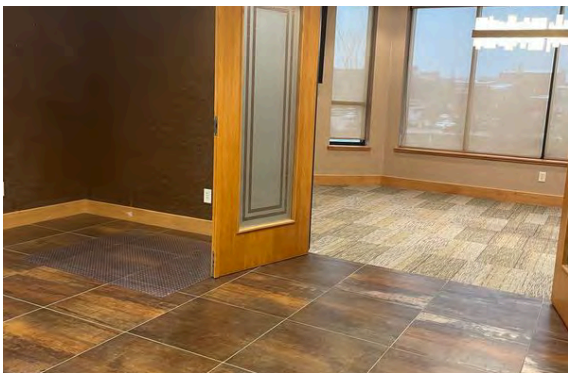
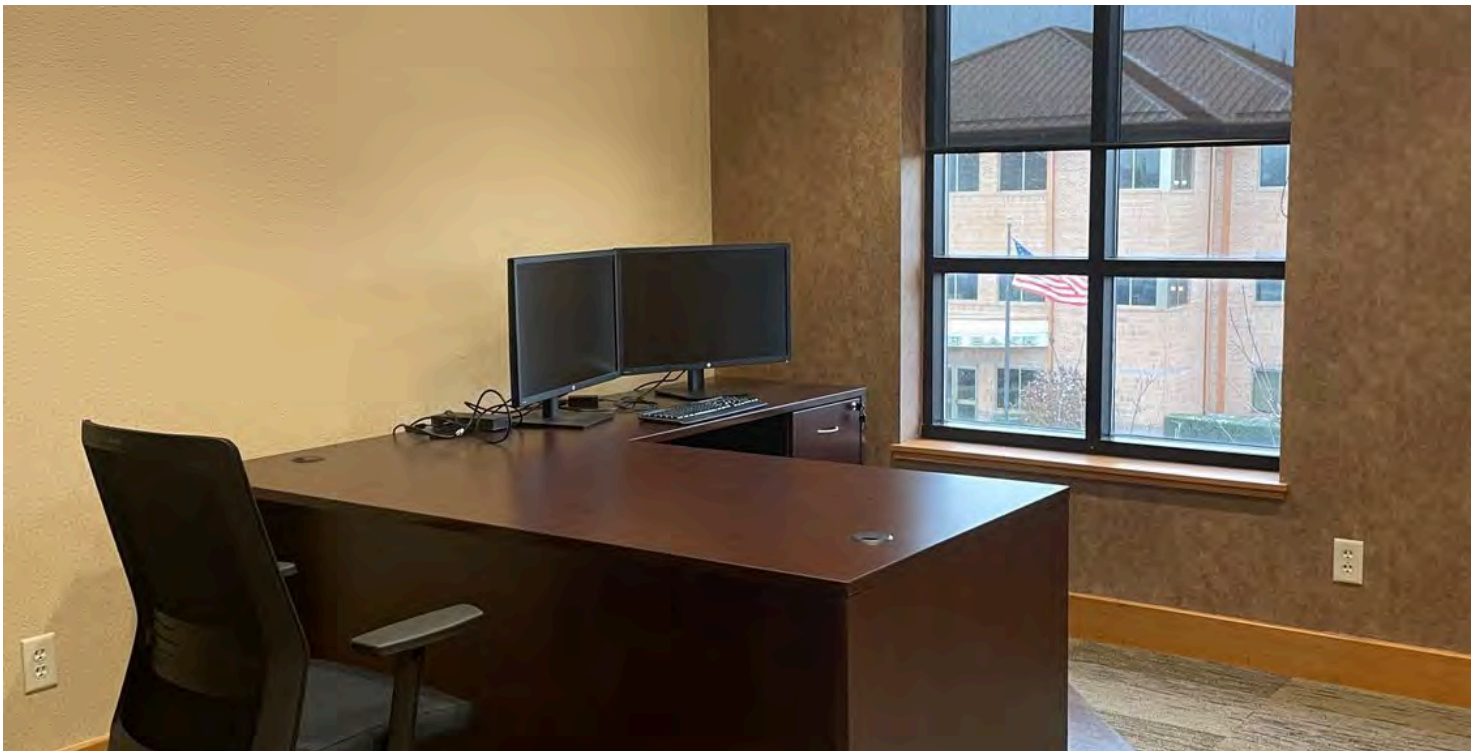
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Area Overview

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About South Bend

Built around the St. Joseph River, South Bend is a historic university town known for its low cost of living, prevalence of non-profit organizations, and family-oriented culture. Home to the University of Notre Dame, St. Mary's College, Holy Cross, Bethel, and Indiana University, the area is notable for its high concentration of students and diverse academic culture. Famous for being the home of the former Studebaker Corporation, South Bend is home to notable corporations such as AM General, Honeywell, and Crowe. Often grouped with the surrounding counties, including southern Michigan, South Bend is the central seat of what is known as "Michiana", an area defined by its connection to St. Joseph County for work and pleasure.

Highlights

- List Item 1
- List Item 2
- List Item 3

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Sample Table

	Col A	Col B	Col C
Population	12,345	23,456	34,567
Median Home Value	45,678	5,432	16,789

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Location Information

Address

City, State, Zip

County

Building Information

Building Size

Office Space

Ceiling Height

Year Built

Bay Dimensions

Overhead Doors

Docks

Construction

Property Information

Property Type

Property Subtype

Zoning

Lot Size

APN #

Taxes

Parking & Transportation

Parking Type

of Parking Spots

Traffic Counts

Access

Utilities & Amenities

Gas

Water / Sewer

Power Type

Power Supplier

Sprinkler

HVAC

Misc
